

# REDWOOD & SONS

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## 4 Greenbank

Church Lane, Barnham, PO22 0DG

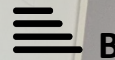
**Offers over £525,000**

This delightful detached bungalow on Church Lane offers a perfect blend of comfort and convenience. The accommodation includes: spacious entrance hall with storage cupboard; well-appointed kitchen / dining room, featuring a range cooker and extractor unit, along with ample space and plumbing for a dishwasher, washing machine, and tumble dryer plus patio door to rear garden; living room, with sliding doors opening onto patio area; three good-sized bedrooms; bathroom with P-shaped shower/bath; cloakroom. Outside, the property continues to impress with a well-maintained rear garden, complete with good-sized area of lawn, mature shrub borders, patio, two covered seating areas and summer-house, perfect for enjoying sunny days. Additional benefits include: detached double garage, divided into workshop space, and parking for up to five vehicles on the driveway; EV charging point; fully boarded loft-space, which could be converted into additional living space, subject to planning consent; solar panels. Situated in Barnham Village close to shops, schools, amenities, mainline train station and bus routes. EPC - B. Council Tax Band - E. Tenure - freehold. Council Tax Band - E.

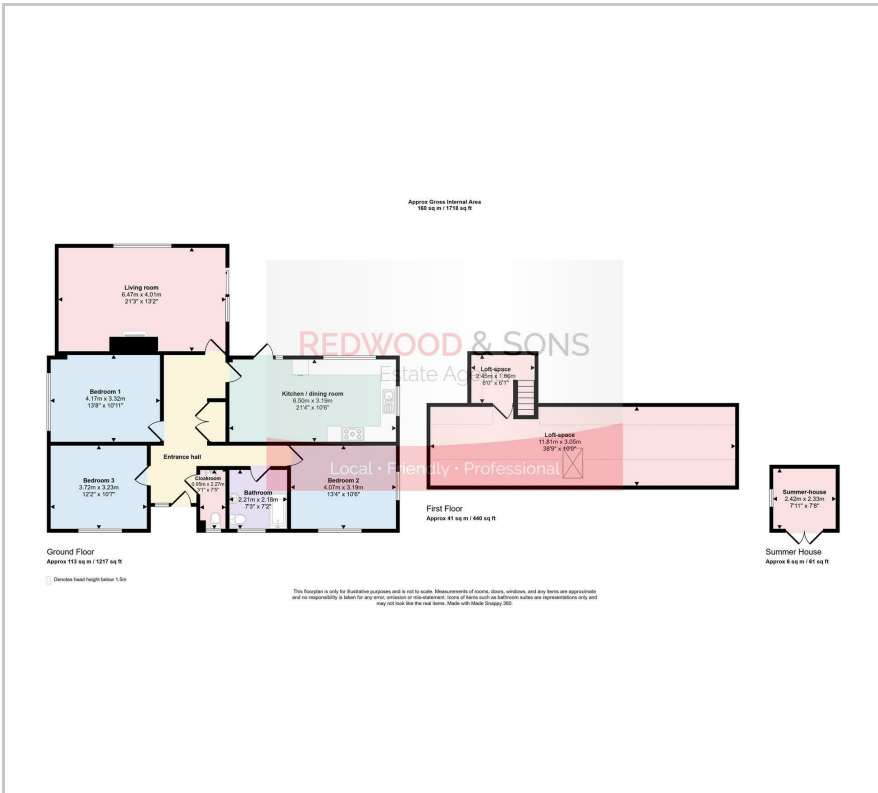
- Detached bungalow
- 3 bedrooms
- Kitchen / dining room
- Living room
- Bathroom
- Cloakroom
- Boarded loft space
- Summer-house, garden
- Detached double garage, divided into workshop space
- Barnham Village locality with schools, shops, amenities, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



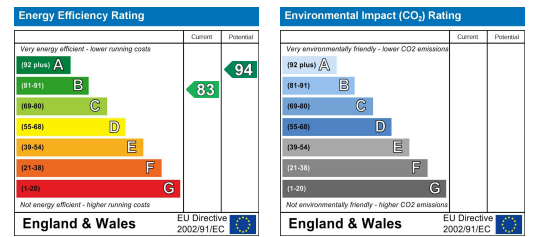
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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